



**MINUTES
ZONING ADMINISTRATOR PUBLIC HEARING MEETING
REGULAR MEETING OF NOVEMBER 10, 2011**

CALL TO ORDER: Zoning Administrator Leonard Powell at 2 p.m.

PRESENT: Zoning Administrator Leonard Powell

STAFF PRESENT: Leonard Powell, Zoning Administrator/Hearing Officer

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **I CHEN ART ACADEMY – 43319 MISSION BOULEVARD – (PLN2012-00048)** – to consider a Zoning Administrator Permit for an art academy of up to 15 students within an existing 3080 square foot art gallery building in the Mission San Jose Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction of Conversion or Small Structures.
Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

The hearing was opened and there were no public speakers.

**THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON
ITEM 1: HOLD PUBLIC HEARING;**

AND

FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15303, CONVERSION OF SMALL FACILITY;

AND

FIND ZONING ADMINISTRATOR PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT;

AND

APPROVE ZONING ADMINISTRATOR PERMIT, AS SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT "B".

ITEM 1 WAS APPROVED BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Item 2. **NILES TUTORING CLUB – 37323 NILES BOULEVARD – (PLN2012-00062)** – to consider a Zoning Administrator Permit for a tutoring center of up to 15 students within 1160 square feet of an existing building in the Niles Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15303, New Construction or Conversion of Small Structures.
Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 2: HOLD PUBLIC HEARING;

AND

FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15303, CONVERSION OF SMALL FACILITY;

AND

FIND ZONING ADMINISTRATOR PERMIT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT;

AND

APPROVE ZONING ADMINISTRATOR PERMIT, AS SHOWN ON EXHIBIT “A”, SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “B”.

ITEM 2 WAS APPROVED BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 2:30 p.m.

APPROVED BY:



Leonard Powell
Zoning Administrator/Hearing Officer